Technical Recommendations and Workshop Outcomes

Category	Subject Matter	Summary of Feedback	Number of Comments	Technical Recommendation		Workshop Outcome (Torres Shire Council)
6.1. Recommendations relating to the Planning Scheme						
Zoning – Industrial Land	Southern Thursday Island	Specific feedback received in relation to this area of land raised concern regarding the proximity of houses to the land and the potential amenity impacts that future industrial activities may have on surrounding land uses, particularly on Douglas Street. A submission was also received objecting to the inclusion of the land in the Industry Zone, identifying the land instead as being a suitable location for residential development due to its waterfront location and the lack of residential land, which should be reflected in the zoning pattern. The submission identified that the Industry Zone was a significant departure from the zoning of the land in the Business Zone under the current planning scheme.	10	5.2.1	It is recommended that land at 11, 13, 15-23, 25 and 27 Douglas Street, Thursday Island be retained in the Industry Zone.	**Agree with Technical Recommendation** After discussion and consideration of the technical recommendation Council agrees with the technical recommendation.
	Rebel Wharf	Specific feedback received in relation to this area of land highlighted the importance of the adjoining wharf (referred to as the "Rebel Wharf"), as the only deep water access to Thursday Island that is currently suitable for ongoing use. It is understood that ongoing planning has been undertaken by TSRA to protect and promote the use of this adjoining wharf. Feedback raised concern over the proximity of residential development to the wharf and potential impacts	9	5.2.2	It is recommended that land at 5-9, 10 and 12-16 Douglas Street, Thursday Island be retained in the Industry Zone.	**Agree with Technical Recommendation** After discussion and consideration of the technical recommendation Council agrees with the technical recommendation.

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		this could have on the efficient operation of nearby industrial uses, including the wharf. It is noted that this area is identified as Strategic Port Land. It was also identified that the proximity of this land to the coast would make it susceptible to coastal erosion, which is reflected in the Coastal Hazard Overlay of the planning scheme.				
	Rose Hill	Specific feedback received in relation to this area of land raised concern regarding amenity impacts associated with traffic movements and helicopter noise relating to existing land uses. Feedback also identified specifically the strategic importance of the Rose Hill industrial land to a range of businesses.	9	5.2.3a	It is recommended that land at 59, 63, 65, 67, 69, 71, 73, 75, 77, 81, 83, 85, 87 and 89 Waiben Esplanade, Thursday Island (Rose Hill) be retained in the Industry Zone.	**Agree with Technical Recommendation** After discussion and consideration of the technical recommendation Council agrees with the technical recommendation.
	Horn Island	Specific feedback received in relation to this area of land raised concern regarding the relationship to existing residential uses on and near this land. Other feedback identified that the provision of dedicated industrial land on Horn Island was vital to the establishment of new businesses, particularly to service Wasaga and the nearby airport.	7	5.2.4	It is recommended that land on Airport Road, Horn Island, more properly described as more properly described as Lot 191 on TS323, Lots 1, 2 and 3 on AP14382, Lots 126 and 127 on TS103 and Lots 130 and 131 on CP857591, be retained in the Industry Zone.	**Agree with Technical Recommendation** After discussion and consideration of the technical recommendation Council agrees with the technical recommendation.
	Land near Frog Gully	Specific feedback received in relation to this area of land identified it as a potential opportunity to accommodate future industrial uses on Thursday Island, away from established residential uses.	5	5.2.5	It is recommended that an Investigation Area be identified in the Strategic Outcomes of the planning scheme for the area near Frog Gully, generally incorporating the western part of Lot 152 on CP882790. This Investigation Area is to identify potential future use of this land	**Alternative Recommendation** After listening to the request and discussing the proposal Council recommended that an Investigation Area instead be located over the former landfill site located at Waiben Esplanade and forming the

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					for industrial purposes, subject to detailed site investigations and master planning. A new map is to be produced to identify this Investigation Area.	northern part of Lot 142 on TS148.
Zoning – Other Land	Quarantine	A number of submissions and other feedback have raised the zoning of this land. The community have identified that this land could support the provision of additional housing for the community, with development supporting home ownership and addressing overcrowding. It is suggested in some submissions that this could be reflected through the inclusion of the land in the Low Density Residential Zone. Feedback also requested that the existing church be reflected in the zoning of the land.	9	5.3.1	It is recommended that an Investigation Area be identified in the Strategic Outcomes of the planning scheme for land at Quarantine more properly described as Lot 78 on TS48 and Lot 1 on SP109478. This Investigation Area is to identify potential future use of this land for residential purposes, subject to detailed site investigations and master planning. A new map is to be produced to identify this Investigation Area.	**Agree with Technical Recommendation** After discussion and consideration of the technical recommendation Council agrees with the inclusion of the land in an Investigation Area. Council acknowledges the strategic importance of the land to the community.
	Western Thursday Island	Feedback received during the public consultation period questioned the appropriateness of the Low-Medium Density Residential Zone, particularly in the vicinity of Chester Street. It was identified that a lower density of development should be supported while other feedback requested reflection of the existing use of land for builder's yards.	3	5.3.2	It is recommended that the zoning of land in western Thursday Island be retained without alteration.	**Agree with Technical Recommendation** After discussion and consideration of the technical recommendation Council agrees with the technical recommendation.
	4 Wees Street, Horn Island	A submission was received requesting that the land be included in the Low-Medium Density Residential Zone to facilitate the current intent to develop the land for residential purposes including houses and duplexes. The submission identified that the historic	1	5.3.3	It is recommended that the zoning of land at 4 Wees Street, Horn Island, more properly described as Lot 152 on SP110299, be changed from the Centre Zone to the Low-Medium Density Residential Zone.	**Agree with Technical Recommendation** After discussion and consideration of the technical recommendation Council agrees with the technical recommendation.

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		zoning of the land was not a sound basis for the inclusion of the land in the Centre Zone and that the zoning was inconsistent with the adopted Wasaga Master Plan Strategy. The submission identifies the land as being largely unconstrained and suitable for residential development.				
	Horn Island near Port Land	Concern was raised in a submission relating to potential land use conflicts arising between residential uses and the nearby Strategic Port Land. The submission however acknowledged that the zoning reflects the zoning pattern of the existing planning scheme and the need to provide housing on well located land.	1	5.3.4	It is recommended that the zoning of land in the vicinity of strategic port land on Horn Island be retained without alteration.	**Agree with Technical Recommendation** After discussion and consideration of the technical recommendation Council agrees with the technical recommendation.
	Land near Thursday Island Wharf	A submission has been received supporting the current zoning pattern as it relates to the subject land.	1	5.3.5	It is recommended that land to the immediate north of strategic port land on Thursday Island, generally comprising land fronting Upper Victoria Parade, be retained in the Centre Zone under the planning scheme.	**Agree with Technical Recommendation** After discussion and consideration of the technical recommendation Council agrees with the technical recommendation.
	Old Post Office and surrounding land	Feedback received indicated that the subject land includes a variety of uses that are not wholly associated with the wharf. These include commercial and residential uses.	1	5.3.6	It is recommended that the zoning of land 29, 29-33 and 35 Douglas Street, Thursday Island, more properly described as Lots 102 and 103 on RP725761 and Lots 104, 105 and 108 on RP729826, be changed from the Transport Precinct of the Community Facilities Zone to the Centre Zone.	**Agree with Technical Recommendation** After discussion and consideration of the technical recommendation Council agrees with the technical recommendation.
	Cultural Centre	The land currently accommodates the Gab Titui Cultural Centre.	1	5.3.7	It is recommended that land at 22 Victoria Parade, Thursday	**Agree with Technical Recommendation**

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		Feedback received during the consultation period has questioned whether the Centre Zone is the most appropriate for this use.			Island, more properly described as Lot 701 on T2071, be retained in the Centre Zone in the planning scheme.	After discussion and consideration of the technical recommendation Council agrees with the technical recommendation.
	Council Building	Feedback received during the consultation period has questioned whether the zone and precinct is the most appropriate for the Council building.	1	5.3.8	It is recommended that land at 68 Douglas Street, Thursday Island, more properly described as Lot 14 on TS20729, is retained in the Community Services Precinct of the Community Facilities Zone under the planning scheme.	**Agree with Technical Recommendation** After discussion and consideration of the technical recommendation Council agrees with the technical recommendation.
	Hargrave Street	Feedback received has questioned whether the zoning of this land is appropriate.	1	5.3.9	It is recommended that the land at Hargrave Street, Thursday Island, more properly described as Lot 7 on SP316374, be retained in the Community Services Precinct of the Community Facilities Zone.	**Agree with Technical Recommendation** After discussion and consideration of the technical recommendation Council agrees with the technical recommendation.
	Gateway Motel	Feedback has been received that is supportive of the inclusion of the land in the Centre Zone.	1	5.3.10	It is recommended that land at 24 Outie Street, Horn Island, more properly described as Lot 1 on TS800638, be retained in the Centre Zone.	**Agree with Technical Recommendation** After discussion and consideration of the technical recommendation Council agrees with the technical recommendation.
	Child Care Centre – Horn Island	Concern was raised during public consultation as to whether the existing Child Care Centre on Horn Island had been reflected in the zoning pattern of the planning scheme.	1	5.3.11	It is recommended that land at Nawie Street, Horn Island, more properly described as Lot 20 on CP851532 be retained in the Community Services Precinct of the Community Facilities Zone under the planning scheme.	**Agree with Technical Recommendation** After discussion and consideration of the technical recommendation Council agrees with the technical recommendation.

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	Land in Rural Zone on Airport Road	Feedback received during public consultation identified that land as providing potential for future development for urban purposes, particularly associated with the nearby airport.	1	5.3.12	It is recommended that an Investigation Area be identified in the Strategic Outcomes of the planning scheme for the area of land in the Rural Zone south of Airport Road on Horn Island. This Investigation Area is to identify potential future long-term use of this land for urban purposes, subject to detailed site investigations and master planning. A new map is to be produced to identify this Investigation Area.	**Agree with Technical Recommendation** After discussion and consideration of the technical recommendation Council agrees with the technical recommendation.
	IBIS – Tamwoy Town and Rose Hill	Feedback received has questioned whether the inclusion of the land in the Low Density Residential Zone appropriately reflects the ongoing use of these sites for an IBIS Supermarket.	1	5.3.13	It is recommended that the zoning of land at Olandi Street, Thursday Island (Tamwoy Town), more properly described as Lot 106 on SP212656, and 60 Waiben Esplanade, Thursday Island (Rose Hill), more properly described as Lot 19 on T20736, be changed from the Low Density Residential Zone to the Centre Zone.	**Agree with Technical Recommendation** After discussion and consideration of the technical recommendation Council agrees with the technical recommendation.
	Places of Worship	It was suggested that all Places of Worship should be located in a zone that reflects their existing land use, most likely the Community Facilities Zone.	1	5.3.14	It is recommended that the zoning of land containing existing places of worship throughout the Shire be retained without alteration.	**Agree with Technical Recommendation** After discussion and consideration of the technical recommendation Council agrees with the technical recommendation.
	Prince of Wales Island	Feedback received during the public consultation period identified that the zoning of this land was potentially an error and that the land should instead be located in the Rural Residential Zone, reflecting the	1	5.3.15	It is recommended that the zoning of land on Prince of Wales Island more properly described as Lot 115 on M11041 be changed from the Environmental Management and	**Agree with Technical Recommendation** After discussion and consideration of the technical recommendation Council agrees

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		zoning of similar adjoining and nearby lots on Prince of Wales Island.			Conservation Zone to the Rural Residential Zone.	with the technical recommendation.
Building Design and Development Requirements	Building Height	Significant community feedback was received in relation to building height during the public consultation period, in part due to the ease of the community to understand the parameter being discussed. The specific area of discussion for the community was the level of support for three storey development. Feedback ranged with strong views in support or objection from some members of the community. In support of three storey development the community identified that it would provide greater opportunity for an increase in the supply and diversity of housing, noting the lack of available land, particularly on Thursday Island. In opposition to three storey development the community raised concerns over the blocking of views and breezes, potential overlooking and privacy issues, inconsistency with the established character (particularly on Horn Island), concerns over infrastructure provision, visual amenity, the attraction of tourists and a lack of demand. In the feedback received there was distinction between residents on Thursday and Horn Islands. Feedback received on Thursday Island was generally supportive of three storey development (although it	32	5.4.1	It is recommended that the Standard Outcomes of the planning scheme for the Centre Zone, the Community Facilities Zone and the Low-Medium Density Residential Zone be amended to reduce the maximum building height applicable in these zones where on land on Horn Island, at Tamwoy Town and at Rose Hill to two (2) storeys and 8.5 metres. A note is also to be included identifying that Council may consider three (3) storey development in two (2) storey areas on a site-by-site basis.	**Agree with Technical Recommendation** After discussion and consideration of the technical recommendation Council agrees with the technical recommendation.

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		is acknowledged that some community members still raised concerns) while on Horn Island there was a more even split between those in favour and those against.				
	Building Design	A detailed review of the design requirements articulated in the Standard Outcomes has been completed with a range of feedback provided, aimed at improving the applicability, relevance and workability of the provisions as they are currently drafted.	14	5.4.2a	It is recommended that the planning scheme be amended to only require awnings to be constructed in the Centre Zone for Assessable Development.	**Agree with Technical Recommendation** After discussion and consideration of the technical recommendation Council agrees with the technical recommendation.
				5.4.2b	It is recommended that the building design parameters in the Standard Outcomes be amended as follows: • Increase the minimum front setback from three (3) metres to six (6) metres in the Low Density Residential Zone and Low-Medium Density Residential Zone; • Reduce the minimum rear setback from 3-6 metres to three (3) metres in the Centre Zone and Low Density Residential Zone; and • Reduce the maximum site cover in the Low-Medium Density Residential Zone from 70% to 50%.	**Agree with Technical Recommendation** After discussion and consideration of the technical recommendation Council agrees with the technical recommendation.
	Domestic Outbuildings	A range of feedback received identified that the limitations placed on domestic outbuildings were too	8	5.4.3	It is recommended that all provisions regulating domestic	**Agree with Technical Recommendation**

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		low, particularly in light of the high need for undercover storage in the Shire. The storage of boats and vehicles was raised as a specific need. It was identified that a lack of on-site storage will often lead to the parking of vehicles on public roads. Feedback from the community indicates there is limited concern over the size of sheds and other outbuildings on residential properties.			outbuildings be removed from the planning scheme.	After discussion and consideration of the technical recommendation Council agrees with the technical recommendation.
	Car Parking Rates	Feedback was received from various community members that the car parking rates specified by the planning scheme were too high. The rate for Short-Term Accommodation was specifically referenced in the feedback. Review of the operation of the community during the consultation period indicated that there is a low level of vehicular traffic with on-street parking commonly used. Existing on-street parking was seen to be sufficient to accommodate demand for nearby land uses.	7	5.4.4	It is recommended that the minimum car parking rates in the planning scheme (Table 6.3.2b) for Short-Term Accommodation be amended to one (1) car parking space per five (5) dwelling, unit, room or suite.	**Agree with Technical Recommendation** After discussion and consideration of the technical recommendation Council agrees with the technical recommendation.
	Lot Sizes	The minimum lot size of 300m^2 in the Low-Medium Density Residential Zone was raised as potentially being too small having regard to the nature of development and land use in the Shire. A review of the relevant Standard Outcomes also identified further amendments relating to rear lots.	1	5.4.5	It is recommended that the following amendments be made to the Standard Outcomes of the planning scheme, as they relate to Reconfiguring a Lot: • Increase the minimum lot size in the Low-Medium Density Residential Zone from 300m^2 to 450m^2; • Increase the minimum frontage in the Low-	**Agree with Technical Recommendation** After discussion and consideration of the technical recommendation Council agrees with the technical recommendation.

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					Medium Density Residential Zone from 10 metres to 15 metres; • Include a note for all Standard Outcomes prescribing a minimum frontage clarifying that this does not apply to a rear lot; and • Include a note for all Standard Outcomes prescribing a minimum lot size clarifying that the access handle of a rear lot is not included in the land area of the lot for the purposes of the Standard Outcome.	
	Other Design Matters	A technical review of the Standard Outcomes has been undertaken and a range of feedback items has been provided.	28	5.4.6a	It is recommended that the Standard Outcomes of the planning scheme be amended as follows: • Change the applicability of landscaping requirements in the Low Density Residential Zone and Low-Medium Density Residential Zone to apply to any front boundary, not only the primary frontage. • Amend the private open space requirements for Accommodation Activities to apply to Dual Occupancy as they apply to Multiple Dwelling.	**Agree with Technical Recommendation** After discussion and consideration of the technical recommendation Council agrees with the technical recommendation.

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					• Remove the applicability of SO6 and SO9 for Parking, Access and Transport to Dual Occupancy. • Amend the Works, Services and Infrastructure Standard Outcomes to include a requirement for the provision of a refuse storage area. • Amend the Standard Outcomes for Home-Based Business as outlined in the Submissions Response Report. • Remove SO11 for the Centre Zone, which relates to driveway crossovers.	
Land Use	Tourism Development	A range of feedback was received in relation to tourism development including: • a desire to promote camping / glamping / kite surfing on the outer islands (such as Kodall Island); • a need for tourism to be sensitively integrated into the existing community; • a level of separation between tourism uses and the established urban areas; • support for sightseeing, fishing, diving, camping and	9	5.5.3a	It is recommended that the planning scheme be retained as currently drafted as it relates to the regulation of tourism development, particularly in Strategic Outcome 14.	**Agree with Technical Recommendation** After discussion and consideration of the technical recommendation Council agrees with the technical recommendation.

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		local food (turtle, dugong) based tourism; • tourism based on the World War 2 history of the Shire, particularly on Horn Island; • opportunities for local employment and businesses; • support for Indigenous tourism; • a need to gain accurate data on the tourism offering and visitation; • great potential for natural tourism, particularly on uninhabited islands; and • the ability to expand existing, low scale tourism offerings, such as the Kazu Pearl Farm on Friday Island.				
	Mainland	Feedback identified a range of development opportunities in mainland locations including camping opportunities, tourism resorts and permanent residential accommodation. Concerns were raised that the planning scheme may not support future development in these locations.	2	5.5.4	It is recommended that the planning scheme be retained as currently drafted as it relates to the regulation of development in locations on the mainland.	**Agree with Technical Recommendation** The matter was subject to a robust discussion. Council considered the feedback and decided to agree with the technical recommendation. Council will assess any future development application on their merits.
Categories of Development and Assessment	Dwelling Houses	Feedback from both the community and technical reviews has indicated an overwhelming desire for the regulation of Dwelling Houses to be removed from the planning scheme. The community has identified this as a restriction and delay in the delivery	12	5.6.1a	It is recommended that the planning scheme be amended to categorise a Material Change of Use for a Dwelling House as Accepted Development in the Low Density Residential Zone, Low-Medium Density	**Agree with Technical Recommendation** After discussion and consideration of the technical recommendation Council agrees with the technical recommendation.

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		of housing for the community whilst it has been noted that Council will likely experience an increase in development application volumes, noting the likelihood of a Material Change of Use for a Dwelling House being categorised as Assessable Development under the planning scheme.			Residential Zone, Rural Zone and Rural Residential Zone (see also Recommendation 5.6.10).	
				5.6.1b	It is recommended that the planning scheme be amended to remove the applicability of the Bushfire Hazard Overlay, Flood Hazard Overlay and the Slope Stability Overlay from a Material Change of Use for a Dwelling House.	**Agree with Technical Recommendation** After discussion and consideration of the technical recommendation Council agrees with the technical recommendation.
				5.6.1c	It is recommended that the Residential Dwelling Overlay be removed from the planning scheme.	**Agree with Technical Recommendation** After discussion and consideration of the technical recommendation Council agrees with the technical recommendation.
	Tenancy Changes	Technical review of the planning scheme has identified that the current drafting may result in a significant number of tenancy changes triggering a development application to Council. This is likely to arise due to the non-compliance of an existing building/premises with the new standards articulated in the Standard Outcomes. Retrofitting of new standards to an established urban setting is often quite difficult and has the potential to significantly alter the character or streetscape of a local area or render buildings or sites unusable. Feedback received from the community also highlighted a desire to make it easy for new businesses	4	5.6.2	It is recommended that the planning scheme be amended to categorise a tenancy change in the Centre Zone where involving a non-residential land use that is consistent with the purpose of the zone as Accepted Development.	**Agree with Technical Recommendation** After discussion and consideration of the technical recommendation Council agrees with the technical recommendation.

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		to establish by removing regulatory burdens on business owners.				
	Non-Residential Uses in Residential Zones	Technical review of the planning scheme identified concern relating to the categories of development and assessment specified, particularly the absence of a scale limitation as part of the Code Assessable triggers.	1	5.6.3	It is recommended that the categorisation tables for the residential zones be retained as currently drafted as they relate to the regulation of non-residential uses.	**Agree with Technical Recommendation** After discussion and consideration of the technical recommendation Council agrees with the technical recommendation.
	Low Risk Development in Residential Zones	Technical feedback received suggests that the stated categories of development and assessment are too high in light of the purpose of the residential zones.	1	5.6.4	It is recommended that the categorisation tables for the Low Density Residential Zone and Low-Medium Density Residential Zone be amended to categorise: • a Material Change of Use for Caretaker's Accommodation as Assessable Development that is subject to Code Assessment in all circumstances; • a Material Change of Use for Home Based Business as Accepted Development where complying with the identified requirements; and • a Material Change of Use for Home Based Business as Assessable Development that is subject to Code Assessment where not complying with the identified requirements.	**Agree with Technical Recommendation** After discussion and consideration of the technical recommendation Council agrees with the technical recommendation.

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	Requirements for Accepted Development	Technical feedback received has identified that the categorisation of these uses as Accepted Development potentially would allow for development to occur without approval that was unintended, noting the inability of the planning scheme to impose any specific requirements. In this regard it is noted that the Home-Based Business land use definition provides a broad ability to accommodate a range of activities, some of which may not be appropriate in the Centre Zone.	3	5.6.5	It is recommended that the categorisation table for the Centre Zone be amended to categorise: • a Material Change of Use for Caretaker's Accommodation in the same manner as a Material Change of Use for Dwelling Unit is categorised; • a Material Change of Use for Home Based Business as Accepted Development where complying with the identified requirements; and • a Material Change of Use for Home Based Business as Assessable Development that is subject to Code Assessment where not complying with the identified requirements.	**Agree with Technical Recommendation** After discussion and consideration of the technical recommendation Council agrees with the technical recommendation.
	Merit Outcomes	Concern has been raised that the use of only Merit Outcomes may not provide sufficient clarity on what is considered a suitable development outcome. The feedback received considers that this reduces the certainty for the community and development industry as it is not clear what complies and what does not.	1	5.6.6	It is recommended that the planning scheme be retained as it is currently drafted regarding the use of Merit Outcomes as assessment benchmarks.	**Agree with Technical Recommendation** After discussion and consideration of the technical recommendation Council agrees with the technical recommendation.

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	Temporary Uses	On the basis of feedback received from the community and broader review of the operation of a range of land uses within the community, it is noted that there is significant support for ongoing temporary uses of various types. These uses contribute positively to the community and the planning scheme has the potential to reduce their operation by introducing regulatory burdens. Temporary uses can be seen as a way for local businesses to establish in response to local circumstances, specific events or seasonal demands for goods and services. Regulating such uses has the potential to reduce these busines opportunities.	5	5.6.7a	It is recommended that the planning scheme be amended to remove regulation of temporary uses.	**Agree with Technical Recommendation** After discussion and consideration of the technical recommendation Council agrees with the technical recommendation.
	Short-Term Accommodation	The Shire houses a high number of visitors and non-resident workers to support the provision of day to day services to the local community, an example of this being pilots and engineers for the airport. Through feedback received during consultation and review of the operation of the community, it is evident that permanent and non-permanent residential accommodation are treated interchangeably by the community. This approach is not, however, reflected in the planning scheme, with shorter term accommodation generally subject to a “higher” category of development and/or assessment.	1	5.6.8	It is recommended that the categorisation tables for all zones be amended so that the categorisation of a Material Change of Use for Non-Resident Workforce Accommodation or Short-Term Accommodation reflects the categorisation of a Material Change of Use for Dwelling House, Dual Occupancy or Multiple Dwelling (as appropriate to the scale of the Non-Resident Workforce Accommodation or Short-Term Accommodation use).	**Agree with Technical Recommendation** After discussion and consideration of the technical recommendation Council agrees with the technical recommendation.

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	Building Work	A detailed review of the framework applying to Building Work has been undertaken. It was identified that the definition of minor building work could be misinterpreted and should therefore be amended to clarify its intended drafting. Concern has also been raised as to the broad applicability of the Slope Stability Overlay to development, including Building Work.	3	5.6.9a	It is recommended that the definition of "minor building work" be amended to clarify that it applies to building work that does not increase the gross floor area of a building.	**Agree with Technical Recommendation** After discussion and consideration of the technical recommendation Council agrees with the technical recommendation.
				5.6.9b	It is recommended that the categorisation tables for the Slope Stability Overlay be amended to relate only to development that is Reconfiguring a Lot and Carrying Out Operational Work.	**Agree with Technical Recommendation** After discussion and consideration of the technical recommendation Council agrees with the technical recommendation.
	Rural Residential Zone	On the basis of feedback received from the community, site inspections of Prince of Wales Island and technical review of the relevant provisions, it is considered that the restriction of future land use is potentially too significant, particularly given there are vacant parcels of land that are undeveloped.	7	5.6.10a	It is recommended that the planning scheme be amended to categorise a Material Change of Use for a Dwelling House as Accepted Development in the Rural Residential Zone (see also Recommendation 5.6.1a).	**Agree with Technical Recommendation** After discussion and consideration of the technical recommendation Council agrees with the technical recommendation.
				5.6.10b	It is recommended that local purpose statement of the Rural Residential Zone be amended to reflect the changes made in Technical Recommendation 5.6.10a.	
	Other Development	A range of technical feedback has been received relating to the provisions of the planning scheme that trigger various categories of development and assessment.	19	5.6.11a	It is recommended that the mapping for the Slope Stability Overlay be refined to remove outlying/small areas of land covered by the overlay.	**Agree with Technical Recommendation** After discussion and consideration of the technical recommendation Council agrees with the technical recommendation.
				5.6.11b	It is recommended that the categorisation table for Reconfiguring a Lot be amended to remove the	

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					applicability of the Standard Outcomes for a zone to development involving an easement or a lease.	
				5.6.11c	It is recommended that the categorisation table for the Potential and Actual Acid Sulfate Soils Overlay be amended to reflect the provisions contained in the State Planning Policy Guidance Material.	
				5.6.11d	It is recommended that the categorisation tables for the Low Density Residential Zone, Low-Medium Density Residential Zone, Rural Zone and Rural Residential Zone be amended so that the highest category of development and assessment applicable to a Material Change of Use for Community Residence is Assessable Development that is subject to Code Assessment.	
Overlays and Constraints	Heritage Overlay	Feedback received through community consultation has raised concern regarding the over regulation of development through the Heritage Overlay, particularly the identified risk areas. The concerns raised identify that potentially the overlay will trigger almost all development in the risk areas. Feedback was also received requesting that the planning scheme clarify the relationship between the Heritage Overlay and advertising	16	5.7.1a	It is recommended that the regulation of development in an Indigenous High Risk Area or a Non-Indigenous High Risk Area of the Heritage Overlay so that development is categorised as follows: • The category of development and assessment is not changed for development that is otherwise categorised as	**Agree with Technical Recommendation** After discussion and consideration of the technical recommendation Council agrees with the technical recommendation.

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		devices and also identifying a need for Council to prepare factsheets referenced in the Planning Scheme Policy. It was also identified that further provisions were required in the Standard Outcomes of the Heritage Overlay to ensure that sufficient assessment provisions existed for development on a heritage site.			Assessable Development, however the Standard Outcomes are to be prescribed as an assessment benchmark; • The category of development and assessment is not changed for development that is otherwise categorised as Accepted Development outside the urban area, however the Standard Outcomes are to be prescribed as requirements (where relevant based on other applicable provisions); and • The overlay categories are to not apply for development that is otherwise categorised as Accepted Development within the urban area.	
				5.7.1c	It is recommended that the following amendments be made as they relate to advertising devices and the Heritage Overlay: • Amend the note in Section 1.1 of the planning scheme, which relates to advertising devices, to discuss the relationship with the Heritage Overlay.	

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					• Amend the categorisation table for Carrying Out Operational Work in the Heritage Overlay to confirm that it applies to advertising devices.	
				5.7.1d	It is recommended that the Standard Outcomes for the Heritage Overlay be amended to include a new outcome that provides for the assessment of impacts on matters of heritage significance.	
	Coastal Hazard Overlay	Feedback received during consultation identified a range of concerns from the community relating to coastal hazards impacts including climate change, storm tides and erosion. The community largely acknowledges a need to adapt to the changing nature of coastal hazards, including potentially focussing development away from the coast. It was also identified that the overlay mapping does not include lot boundaries.	6	5.7.2a	It is recommended that the mapping for the Coastal Hazard Overlay be amended to include a cadastral mapping layer.	**Agree with Technical Recommendation** After discussion and consideration of the technical recommendation Council agrees with the technical recommendation.
	Bushfire Hazard Overlay	Feedback received during consultation identified that the bushfire hazard areas were mapped in areas that were known to be subject to bushfires historically.	1	5.7.3	It is recommended that the provisions of the Bushfire Hazard Overlay be retained without alteration.	**Agree with Technical Recommendation** After discussion and consideration of the technical recommendation Council agrees with the technical recommendation.
	Flooding / Drainage	A range of feedback was provided in relation to localised drainage and small scale flood issues, commonly	3	5.7.4a	It is recommended that the provisions of the Flood Hazard	**Agree with Technical Recommendation**

Category	Subject Matter	Summary of Feedback	Number of Comments	Technical Recommendation		Workshop Outcome (Torres Shire Council)
		within the township of Wasaga during periods of heavy rainfall.			Overlay be retained without alteration.	After discussion and consideration of the technical recommendation Council agrees with the technical recommendation.
Public Facilities, Infrastructure and Services	Footpaths	Technical feedback received relating to the planning scheme identified that the requirement to provide footpaths may be unclear to the planning scheme reader. Community feedback identified that an expanded network of footpaths is required to ensure the safe movement of pedestrians. A number of residents raised concern regarding potential collisions between vehicles and pedestrians. Airport Road on Horn Island was noted as a particular area of concern, where it was noted there is a need for a dedicated pedestrian path to separate vehicles and pedestrians, particularly to allow children to walk to school. Such a path should extend, as a minimum, to the top of the ridge, however some feedback referenced a need for a path from Wasaga to the airport itself. Other locations raised by the community included on Douglas Street near Bayo Beach, at Rose Hill and along Douglas Street to the hospital.	13	5.8.3a	It is recommended that SO14 for Works, Services and Infrastructure be amended to clearly identify that it applies to the provision of roads and footpaths.	**Agree with Technical Recommendation** After discussion and consideration of the technical recommendation Council agrees with the technical recommendation.
	Infrastructure / Services	A range of technical feedback was provided on the relevant Standard Outcomes from various Council staff and other technical advisors. Community feedback also identified poor maintenance of existing roads	30	5.8.4a	It is recommended that the Standard Outcomes of the planning scheme be amended as follows: • Paragraph (b) of SO1 for Works, Services and	**Agree with Technical Recommendation** After discussion and consideration of the technical recommendation Council agrees

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		and concerns over demand for infrastructure due to population increases and new development. Specific concerns were raised over the quality of services to Prince of Wales Island, particularly relating to the availability of water.			Infrastructure is amended to clarify that potable water is to be supplied; • SO7 for Works, Services and Infrastructure is amended to clarify that mobile telecommunications can be provided to achieve compliance; • SO11 for Parking, Access and Transport is amended to reduce the threshold for the preparation of a Traffic Impact Assessment from 1,000m2 to 500m^2; and • SO18 for Parking, Access and Transport is amended to allow for the use of grass block paving or grass reinforced mesh.	with the technical recommendation.
Administrative and Other Matters	Planning Scheme Structure	Dedicated industry information sessions were held in Cairns for consultant town planners and building certifiers to provide briefings on the planning scheme, particularly the new structure. Feedback received at these sessions indicated that the structure seemed logical and that is appeared better than the current planning scheme.	15	5.9.1	It is recommended that the planning scheme structure be retained as it is currently drafted.	**Agree with Technical Recommendation** After discussion and consideration of the technical recommendation Council agrees with the technical recommendation.
	Interpretation	A range of technical feedback was received regarding the interpretation of the planning scheme including requests to simplify the interpretation	18	5.9.2a	It is recommended that Section 3.1(9) be amended to restrict the applicability of the provision to Code Assessment.	**Agree with Technical Recommendation** After discussion and consideration of the technical

Category	Subject Matter	Summary of Feedback	Number of Comments	Technical Recommendation		Workshop Outcome (Torres Shire Council)
		sections through the removal of technical language.		5.9.2c	It is recommended that the introductory paragraphs of Section 3.6 be removed and the reader directed to Section 3.1 for interpretation matters.	recommendation Council agrees with the technical recommendation.
	Other	A range of other matters were raised in the feedback received including: • A request for the preparation of a Master Plan for each community on Thursday Island; • Concerns in relation to internet speed; • A lack of parking at the Horn Island port due to ongoing expansion of the Sea Swift operations; • Dust and noise issues; • Biosecurity issues associated with old cars, with the need for a wash down bay; • A need to make the technical ecology report referenced in the planning scheme available to the public; and • The identification of a small number of typographical errors.	33	5.9.5a	It is recommended that the planning scheme be amended to rectify identified typographical errors, formatting issues and other errors.	**Agree with Technical Recommendation** After discussion and consideration of the technical recommendation Council agrees with the technical recommendation.
				5.9.5c	It is recommended that consequential amendments of the planning scheme be undertaken, as required to give full effect to all amendments resulting from other recommendations.	
6.2. Recommendations relating to Other Matters						
Zoning – Industrial Land	Rose Hill	Specific feedback received in relation to this area of land raised concern regarding amenity impacts associated with traffic movements and helicopter noise relating to existing land uses. Feedback also	9	5.2.3b	Undertake compliance investigations on existing land uses on land at 59, 63, 65, 67, 69, 71, 73, 75, 77, 81, 83, 85, 87 and 89 Waiben Esplanade, Thursday Island (Rose Hill)	Council notes and acknowledges the technical recommendation.

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		identified specifically the strategic importance of the Rose Hill industrial land to a range of businesses.			where noise complaints are received.	
Building Design and Development Requirements	Other Design Matters	A technical review of the Standard Outcomes has been undertaken and a range of feedback items has been provided.	28	5.4.6b	It is recommended that Council adopt a planting policy consistent with SO1 for Landscaping.	Council notes and acknowledges the technical recommendation.
Land Use	Housing Supply and Need	A range of feedback was received relating to housing, including: • a need for affordable housing; • concern over the significant costs of rental properties; • a need for dedicated and well located accommodation for workers associated with the airport; • overcrowding in houses; • a strong desire in the community to achieve home ownership; • a need for a diverse range of housing including single person accommodation, two bedroom units and three bedroom houses; • support for increased density to achieve housing supply and diversity (duplexes and units); and • a desire to support local Indigenous people achieve home ownership.	20	5.5.1	It is recommended that Council note and acknowledge the significant demand for housing in the community.	Council notes and acknowledges the technical recommendation.
	New Land Uses	Feedback received covered a range of land uses, which are sought by the	16	5.5.2	It is recommended that Council note and acknowledge the listing of new land uses	Council notes and acknowledges the technical recommendation.

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		community within the Shire, including: • business opportunities for local people; • new service stations including on Horn Island and at Rose Hill, particularly for boating use; • quarries for rock materials for sea walls; • a public cemetery on Horn Island (it is understood that the existing cemetery is for the Kaurareg People); • health care services at the Airport to improve access for the outer islands; • tyre fitting and mechanical repairs businesses on Horn Island; • local aquaculture and fisheries processing plant businesses with access to wharf and airport; • increased capacity required for parcel deliveries; • improved access to child care facilities; • Council operated cinema; • community police beats; • land for storage on Thursday Island; • opportunities for small scale industrial activities on Prince of Wales Island; and			identified by the community and investigate, where relevant, the demand for these uses and, if required, the feasibility of their provision.	

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		• community gardens (such as the Kai-Kai Gadin Project).				
	Tourism Development	A range of feedback was received in relation to tourism development including: • a desire to promote camping / glamping / kite surfing on the outer islands (such as Kodall Island); • a need for tourism to be sensitively integrated into the existing community; • a level of separation between tourism uses and the established urban areas; • support for sightseeing, fishing, diving, camping and local food (turtle, dugong) based tourism; • tourism based on the World War 2 history of the Shire, particularly on Horn Island; • opportunities for local employment and businesses; • support for Indigenous tourism; • a need to gain accurate data on the tourism offering and visitation; • great potential for natural tourism, particularly on uninhabited islands; and • the ability to expand existing, low scale tourism offerings, such as the Kazu Pearl Farm on Friday Island.	9	5.5.3b	It is recommended that Council note and acknowledge the community's views with regard to tourism development in the Shire.	Council notes and acknowledges the technical recommendation.

Category	Subject Matter	Summary of Feedback	Number of Comments	Technical Recommendation		Workshop Outcome (Torres Shire Council)
Categories of Development and Assessment	Temporary Uses	On the basis of feedback received from the community and broader review of the operation of a range of land uses within the community, it is noted that there is significant support for ongoing temporary uses of various types. These uses contribute positively to the community and the planning scheme has the potential to reduce their operation by introducing regulatory burdens. Temporary uses can be seen as a way for local businesses to establish in response to local circumstances, specific events or seasonal demands for goods and services. Regulating such uses has the potential to reduce these busines opportunities.	5	5.6.7b	It is recommended that Council prepare a Local Law that regulates temporary uses.	Council notes and acknowledges the technical recommendation.
Overlays and Constraints	Heritage Overlay	Feedback received through community consultation has raised concern regarding the over regulation of development through the Heritage Overlay, particularly the identified risk areas. The concerns raised identify that potentially the overlay will trigger almost all development in the risk areas. Feedback was also received requesting that the planning scheme clarify the relationship between the Heritage Overlay and advertising devices and also identifying a need for Council to prepare factsheets referenced in the Planning Scheme Policy. It was also identified that further provisions were required in the Standard Outcomes of the Heritage Overlay to ensure that sufficient	16	5.7.1b	It is recommended that Council prepare the factsheets referenced in Planning Scheme Policy 2 prior to the commencement of the planning scheme.	Council notes and acknowledges the technical recommendation.

Category	Subject Matter	Summary of Feedback	Number of Comments	Technical Recommendation		Workshop Outcome (Torres Shire Council)
		assessment provisions existed for development on a heritage site.				
	Coastal Hazard Overlay	Feedback received during consultation identified a range of concerns from the community relating to coastal hazards impacts including climate change, storm tides and erosion. The community largely acknowledges a need to adapt to the changing nature of coastal hazards, including potentially focussing development away from the coast. It was also identified that the overlay mapping does not include lot boundaries.	6	5.7.2b	It is recommended that Council continues to progress the QCoast2100 project in order to prepare a Coastal Hazard Adaptation Strategy (CHAS). Once the CHAS is prepared, the planning scheme should be reviewed and, where required, amended to reflect the CHAS.	Council notes and acknowledges the technical recommendation.
	Flooding / Drainage	A range of feedback was provided in relation to localised drainage and small scale flood issues, commonly within the township of Wasaga during periods of heavy rainfall.	3	5.7.4b	It is recommended that Council notes and acknowledges the community's feedback relating to flooding and drainage matters.	Council notes and acknowledges the technical recommendation.
	Native Title	Significant community awareness exists of the constraints posed to land development by native title matters. The matter was regularly raised as part of consultation activities and can be seen to limit available land for development, particularly the provision of affordable and diverse housing.	5	5.7.5	It is recommended that Council continue to work to resolve native title matters, to improve the availability of land within the Shire for development that supports the prosperity and sustainability of the community.	Council notes and acknowledges the technical recommendation.
Public Facilities, Infrastructure and Services	Boat Ramps	The community has identified a need for new, improved and expanded boat ramp and jetty facilities to support both commercial and recreational boating. The existing facility at Rose Hill is understood to lack sufficient capacity to cater for	8	5.8.1	It is recommended that Council note and acknowledge the community's feedback with regard to boat ramps and complete further investigations in relation to various improvements throughout the Shire.	Council notes and acknowledges the technical recommendation.

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		demand, with further car parking needed. The community has suggested that boat ramps should be opened / reopened at Quarantine, Bach Beach, Bayo Beach and Wasaga. Key facilities required at boat ramps include lighting, parking, fuel access and depth of water. The community also raised a lack of safe access to Prince of Wales Island.				
	Public Parkland, Streetscape and Landscaping	The community has identified a desire for a range of facilities to be provided within the Shire, including: • A multi-purpose sporting precinct at Stephen Street, Thursday Island; • Improvements to the Rose Hill foreshore; • Provision of more shade trees in Douglas Street; • Greater variety in playground equipment (rather than the same equipment in each park); • A waterpark/splash park would be best located on Thursday Island; • A bicycle park / skate park; • Beautification works along the foreshore; • Fun parks for children, similar to that on the Cairns Esplanade;	9	5.8.2	It is recommended that Council note and acknowledge the community's feedback with regard to public parkland, streetscape and landscaping matters and complete further investigations in relation to various improvements throughout the Shire.	Council notes and acknowledges the technical recommendation.

Category	Subject Matter	Summary of Feedback	Number of Comments	Technical Recommendation		Workshop Outcome (Torres Shire Council)
		• Barbeque areas along foreshore for family gatherings; • Improved public access to the beach.				
	Footpaths	Technical feedback received relating to the planning scheme identified that the requirement to provide footpaths may be unclear to the planning scheme reader. Community feedback identified that an expanded network of footpaths is required to ensure the safe movement of pedestrians. A number of residents raised concern regarding potential collisions between vehicles and pedestrians. Airport Road on Horn Island was noted as a particular area of concern, where it was noted there is a need for a dedicated pedestrian path to separate vehicles and pedestrians, particularly to allow children to walk to school. Such a path should extend, as a minimum, to the top of the ridge, however some feedback referenced a need for a path from Wasaga to the airport itself. Other locations raised by the community included on Douglas Street near Bayo Beach, at Rose Hill and along Douglas Street to the hospital.	13	5.8.3b	It is recommended that Council note and acknowledge the community's feedback with regard to the provision of further public footpaths and complete further investigations in relation to various improvements throughout the Shire.	Council notes and acknowledges the technical recommendation.
	Infrastructure / Services	A range of technical feedback was provided on the relevant Standard Outcomes from various Council staff and other technical advisors. Community feedback also identified poor maintenance of existing roads	30	5.8.4b	It is recommended that Council note and acknowledge the community's feedback with regard to the provision of sufficient infrastructure in the Shire and undertake further	Council notes and acknowledges the technical recommendation.

Category	Subject Matter	Summary of Feedback	Number of Comments	Technical Recommendation		Workshop Outcome (Torres Shire Council)
		and concerns over demand for infrastructure due to population increases and new development. Specific concerns were raised over the quality of services to Prince of Wales Island, particularly relating to the availability of water.			investigations, as required, to ensure that appropriate planning and improvements are delivered. This may involve a holistic review of the Local Government Infrastructure Plan.	
	Rubbish Service	Residents of Prince of Wales Island raised specific concerns as to the lack of Council waste service to the community.	2	5.8.5	It is recommended that Council note and acknowledge the community's feedback with regard to rubbish collection and undertake further investigations, as required, to provide an improved service to residents.	Council notes and acknowledges the technical recommendation.
	Use of Road Reserves	A range of concerns were raised relating to the use of public road reserves, that are controlled by Council, including use of roads for temporary/construction storage and unloading/loading of deliveries within roads and footpaths. It was also identified that a range of opportunities exist for the use of road reserves, including through coordinated loading zones and the provision of footpath dining.	3	5.8.6	It is recommended that Council prepare a Local Law to regulate the use of Council controlled road reserves, including for temporary purposes, storage, outdoor dining and unloading/loading of vehicles	Council notes and acknowledges the technical recommendation.
	Airport Upgrades	A range of feedback was received in relation to Horn Island Airport, specifically: • A need to expand concrete/surfaced areas; • Opportunities for the colocation of defence and civil aviation infrastructure; • A desire for improvements to the terminal entry area, particularly the provision of	5	5.8.7	It is recommended that Council undertakes a detailed master planning exercise for the Horn Island Airport.	Council notes and acknowledges the technical recommendation.

Category	Subject Matter	Summary of Feedback	Number of Comments	Technical Recommendation		Workshop Outcome (Torres Shire Council)
		additional space for passengers, luggage and vehicles; • Opportunities to undertake aircraft servicing locally, regionally and for aircraft for PNG (it was noted that servicing is currently undertaken in Cairns or Mareeba, which adds significant cost for local operators); • Maintenance issues at the airport (CASA compliance, safety issues, air conditioning, power problems); • A need for increased covered and storage areas; • A need for dedicated seafood storage area; and • Opportunities for the development of a range of facilities including commercial uses, a conference centre, hotel, restaurant and bar.				
Administrative and Other Matters	Interpretation	A range of technical feedback was received regarding the interpretation of the planning scheme including requests to simplify the interpretation sections through the removal of technical language.	18	5.9.2b	It is recommended that factsheets are prepared for the commencement of the planning scheme, which assist in the understanding of the structure and interpretation of the planning scheme.	Council notes and acknowledges the technical recommendation.
	Consultation Approach	As part of consultation activities feedback was received requesting a community meeting at a large place with significant seating capacity.	3	5.9.3	It is recommended that Council note and acknowledge the feedback received from the community.	Council notes and acknowledges the technical recommendation.

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	Regional Approach	A range of feedback was received in relation to the Torres Strait region, including: • a desire to consider the region as a whole; • the existence of a clear distinction between the inner and outer islands; • a need to minimise transfers between Thursday Island and Horn Island; and • the potential for Horn Island to act as a hub for the region, given its airport infrastructure.	1	5.9.4	It is recommended that Council note and acknowledge the feedback received from the community.	Council notes and acknowledges the technical recommendation.
	Other	A range of other matters were raised in the feedback received including: • A request for the preparation of a Master Plan for each community on Thursday Island; • Concerns in relation to internet speed; • A lack of parking at the Horn Island port due to ongoing expansion of the Sea Swift operations; • Dust and noise issues; • Biosecurity issues associated with old cars, with the need for a wash down bay; • A need to make the technical ecology report referenced in the planning scheme available to the public; and	33	5.9.5b	It is recommended that Council review how to make the technical ecology report referenced in the Merit Outcomes for the Ecological Significance theme available to the public.	Council notes and acknowledges the technical recommendation.
			33	5.9.5d	It is recommended that Council note and acknowledge the feedback received from the community.	Council notes and acknowledges the technical recommendation.

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		• The identification of a small number of typographical errors.				